

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732

[www.coastal.ca.gov](http://www.coastal.ca.gov)

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# **SOUTH CENTRAL COAST DISTRICT (VENTURA) DEPUTY DIRECTOR'S REPORT**

*For the*

*June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 10, 2010

TO: Commissioners and Interested Parties  
FROM: John Ainsworth, South Central Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the June 10, 2010 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Central Coast District.

***IMMATERIAL AMENDMENTS***

1. 5-90-327-A5 Hedayat Javid (Malibu, Los Angeles County)

***EXTENSION - IMMATERIAL***

1. 4-04-103-E1 Wave Enterprises, Attn: Dennis Torres (Malibu, Los Angeles County)
2. 4-04-094-E4 Khosrow Mohaterani (Santa Monica Mountains, Los Angeles County)
3. 4-06-167-E1 Barry Kinyon (Malibu, Los Angeles County)

**TOTAL OF 4 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>5-90-327-A5</b> Hedayat Javid</p>	<p>Minor realignment of two portions of the hiking and equestrian trail previously required by CDP 5-90-327 and later modified in CDP Amendment 5-90-327-A4. The existing and proposed trail alignment is shown on Exhibit 1. Exhibits 2 and 3 to this amendment are more detailed plans showing each of the two realignments. The applicants also propose to supersede and replace Special Condition No. 2 of CDP 5-90-327-A4 with the following condition:</p> <p>2. Revised Hiking and Equestrian Trail Alignment</p> <p>In order to implement the applicants' proposal to modify the location of the public access trail easement area approved pursuant to Coastal Development Permit No. 5-90-327, the landowners of Lots 12, 13, and 19 of Tract No. 45585 in the City of Malibu, shall each record an amendment to the Offer to Dedicate Trail Easement recorded on March 1, 1991 as Instrument No. 91-296247 in the Official Records of the Los Angeles County Recorder's Office. The recorded documents shall include an exhibit consisting of both a metes and bounds legal description and a corresponding graphic depiction, prepared by a licensed surveyor of the revised trail easement area consistent with the revisions generally as shown on Exhibits 1, 2, and 3 to this permit amendment. The amendment documents shall be in a form and content acceptable to the Executive Director.</p>	<p>30631 Morning View Drive, Malibu (Los Angeles County)</p>

### REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>4-04-103-E1</b> Wave Enterprises, Attn: Dennis Torres</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 7,129 sq. ft., two-story single family residence with an attached 911 sq. ft., three-car, below grade garage, swimming pool/spa, 375 ft. long driveway, retaining walls, for driveway and structure, septic system, landscaping, and 2,650 cu. yds. of grading (1,800 cu. yds. of cut and 850 cu. yds. of fill).</p>	<p>2520 Marby Drive, Malibu (Los Angeles County)</p>

<p><b>4-04-094-E4</b> Khosrow Mohaterani</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.</p>	<p>33153 Mulholland Highway, Santa Monica Mountains (Los Angeles County)</p>
<p><b>4-06-167-E1</b> Barry Kinyon</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).</p>	<p>24775 Saddle Peak Road, Malibu (Los Angeles County)</p>

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SOUTH CENTRAL COAST AREA  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** May 27, 2010  
**SUBJECT:** Coastal Development Permit No. 5-90-327 granted to Javid Development, at 30631 Morning View Drive; Los Angeles County for:

*Subdivision of a 45 acre parcel into 19 residential lots, a recreation lot, an open space lot, and construction of streets, septic systems, utilities, storm drain improvements, and 80,500 cu. yds. of grading (41, 500 cu. yds. cut; 39,000 cu. yds. fill).*

Later amended in Coastal Development Permit Amendments Nos. 5-90-327-A1 through A4.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (5-90-327-A5) to the above referenced permit, which would result in the following change:

*Minor realignment of two portions of the hiking and equestrian trail previously required by CDP 5-90-327 and later modified in CDP Amendment 5-90-327-A4. The existing and proposed trail alignment is shown on Exhibit 1. Exhibits 2 and 3 to this amendment are more detailed plans showing each of the two realignments. The applicants also propose to supersede and replace Special Condition No. 2 of CDP 5-90-327-A4 with the following condition:*

**2. Revised Hiking and Equestrian Trail Alignment**

*In order to implement the applicants' proposal to modify the location of the public access trail easement area approved pursuant to Coastal Development Permit No. 5-90-327, the landowners of Lots 12, 13, and 19 of Tract No. 45585 in the City of Malibu, shall each record an amendment to the Offer to Dedicate Trail Easement recorded on March 1, 1991 as Instrument No. 91-296247 in the Official Records of the Los Angeles County Recorder's Office. The recorded documents shall include an exhibit consisting of both a metes and bounds legal description and a corresponding graphic depiction, prepared by a licensed surveyor of the revised trail easement area consistent with the revisions generally as shown on Exhibits 1, 2, and 3 to this permit amendment. The amendment documents shall be in a form and content acceptable to the Executive Director.*

*All other special conditions of CDP 5-90-327 (including those in Permit Amendments 1-4) shall remain in full force and effect.*

**FINDINGS**

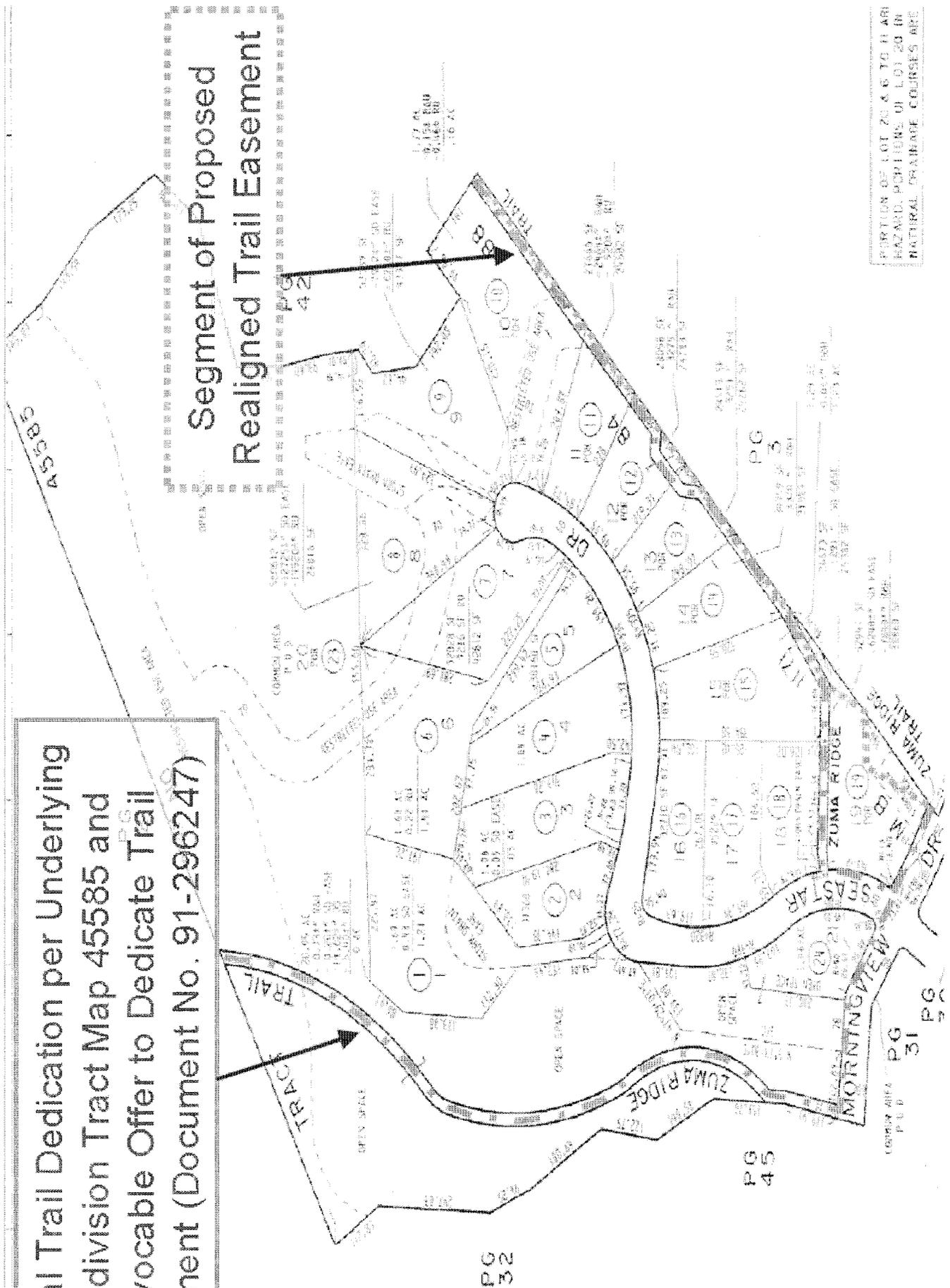
Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

*The proposed amendment involves a minor revision to the alignment of the required hiking and equestrian trail and the associated language pursuant to Special Condition No. 2. The modification of the trail easement will result in improved access by realigning the trail above and around a storm drainage as well as providing a more direct route with fewer turns. The modification is an access enhancement and does not change the location of the easement. The revised trail alignment and modification to Special Condition No. 2 will not lessen the intent of the Special Conditions and is consistent with all Chapter Three policies of the Coastal Act.*

If you have any questions about the proposal or wish to register an objection, please contact Andrew Berner at the Commission Area office (805) 585-1800.

Original Trail Dedication per Underlying  
 Subdivision Tract Map 45585 and  
 Irrevocable Offer to Dedicate Trail  
 Easement (Document No. 91-296247)

Segment of Proposed  
 Realigned Trail Easement



PORTION OF LOT 20 & 6 TO H ARI  
 HAZARD. PORTIONS OF LOT 20 IN  
 NATURAL DRAINAGE COURSE'S ARE

Exhibit No. 1
CDP No. 5-90-327-A5
Trail Easement (Full)

**Lots 12 & 13**

EXHIBIT  
EASEMENT P

**Proposed Realigned  
Trail Easement**

LOT  
TRACT N  
M.B. 1171-84-88

AREA GROSS: 28,058 SQ.  
AREA NET: 24,094 SQ. FT.

S 42°26'09"E

219.31'

LOT 13

AREA GROSS: 28,514 SQ. FT.  
AREA NET: 25,471 SQ. FT.

EASEMENT

310.41'

N 43°51'12"E

LARRY PEARSON LAND SURVEYOR  
L.S. 4442  
4028 KINGFISHER ROAD  
DALLAS, TX 75237  
(214) 991-8700  
MO. 97-24146

SCALE 1" = 40'

**Original Trail Dedication per  
Underlying Subdivision and  
Irrevocable Offer to Dedicate  
Trail Easement (Document  
No. 91-296247)**

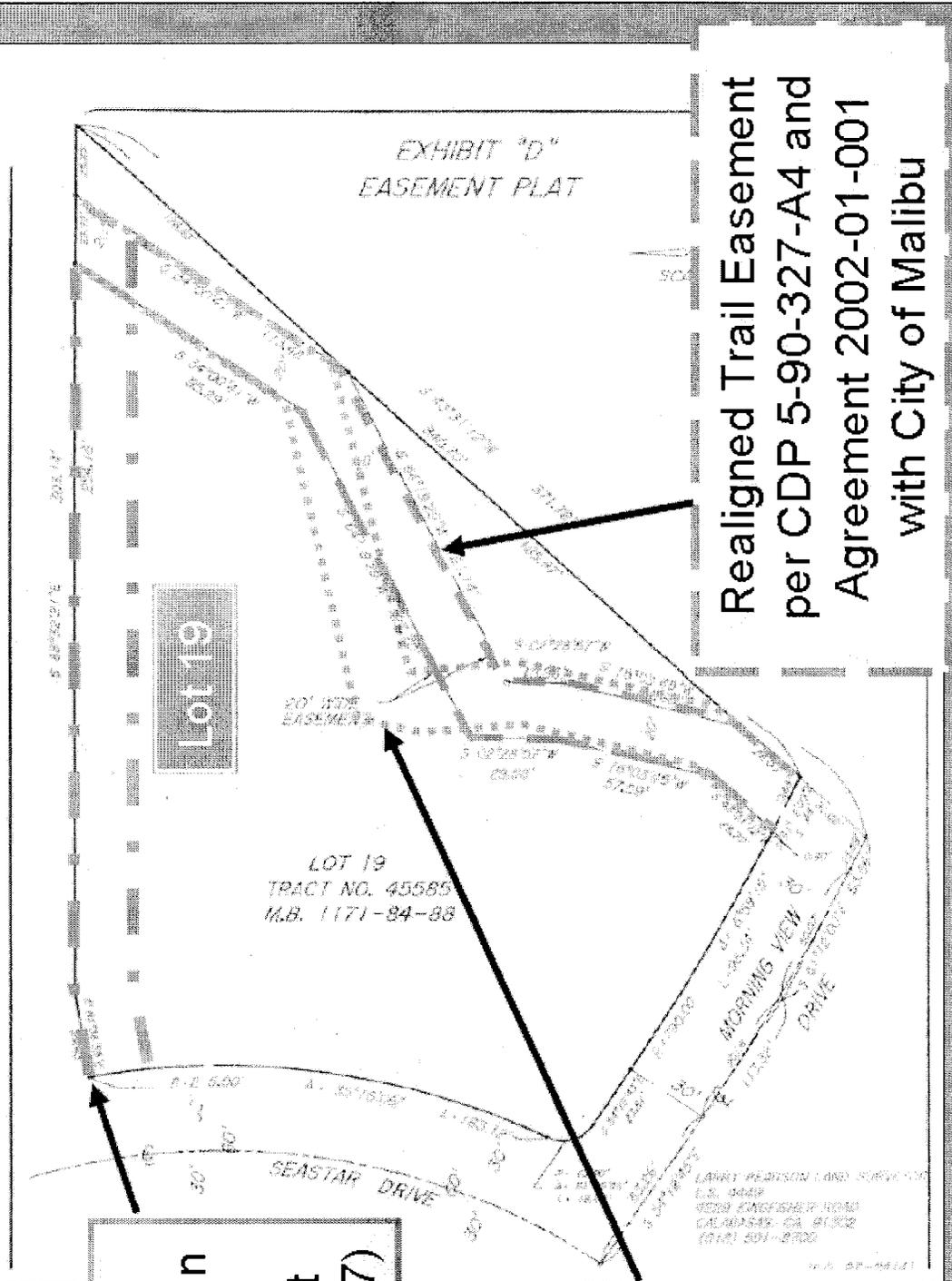
Exhibit No. 2

CDP No. 5-90-327-A5

**Trail Easement (Parcels 12 & 13)**

**Original Trail Dedication  
per Underlying Subdivision  
and Irrevocable Offer to  
Dedicate Trail Easement  
(Document No. 91-296247)**

**Proposed Realigned  
Trail Easement routed  
above and around  
storm drainage**



**Realigned Trail Easement  
per CDP 5-90-327-A4 and  
Agreement 2002-01-001  
with City of Malibu**

Exhibit No. 3  
CDP No. 5-90-327-A5  
Trail Easement (Parcel 19)

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June 2, 2010

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Wave Enterprises, Attn: Dennis Torres**  
has applied for a one year extension of Permit No: **4-04-103-E1**  
granted by the California Coastal Commission on: **March 5, 2008**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 7,129 sq. ft., two-story single family residence with an attached 911 sq. ft., three-car, below grade garage, swimming pool/spa, 375 ft. long driveway, retaining walls, for driveway and structure, septic system, landscaping, and 2,650 cu. yds. of grading (1,800 cu. yds. of cut and 850 cu. yds. of fill).**

at **2520 Marby Drive, Malibu (Los Angeles County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
PETER M. DOUGLAS  
Executive Director

  
By: BARBARA CAREY  
Supervisor, Planning & Regulation

cc: Local Planning Dept.

The Land & Water Co., Attn: Lynn Heacox

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June 2, 2010

**NOTICE OF EXTENSION REQUEST FOR  
COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that: **Khosrow Mohaterani**  
has applied for a one year extension of Permit No: **4-04-094-E4**  
granted by the California Coastal Commission on: May 11, 2005

for: **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP** for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. **AMENDED TO:** Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.

At: **33153 Mulholland Highway, Santa Monica Mountains (Los Angeles County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

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Executive Director

  
By: BARBARA CAREY  
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June 2, 2010

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Barry Kinyon**

has applied for a one year extension of Permit No: **4-06-167-E1**

granted by the California Coastal Commission on: **June 11, 2008**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).**

at **24775 Saddle Peak Road, Malibu (Los Angeles County)**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,  
PETER M. DOUGLAS  
Executive Director

  
By: BARBARA CAREY  
Supervisor, Planning & Regulation

cc: Local Planning Dept.

Cahill-Leese Architects, Attn: Robert Leese